

Multidimensional Economic Analysis

Our multidimensional economic analyses have been instrumental in guiding the implementation of a variety of land use and resource management policies and programs, economic development projects, and major infrastructure investments projects across the U.S. and abroad. We work to help governments, policy makers, private businesses, and non-profit organizations achieve their goals through meaningful and objective analysis.

We deliver analyses that help our clients plan for the future; estimating the effects of proposed project or policy impacts facilitates informed decision-making and mitigates potential future problems. Thinking innovatively as we work to solve a range of complex issues, we have lead the field in the use and expansion of new methodologies, such as natural capital and ecosystem service valuation, and the use of contingent and discrete choice models.

Resource Dimensions' economists have decades of experience in developing analytical strategies to support market-based policies and incentives, voluntary programs and public-private partnerships. Areas of expertise include: agricultural, land use and resource economics; community economic development; non-market valuation; socioeconomic impact analyses; fiscal impact analysis; fund development; and business planning.

Selected Projects

Economic Impact Analysis and Feasibility of Proposed LNG Terminal at Bradwood Landing. *Columbia River Inter-Tribal Fish Commission and Columbia Riverkeeper.* Resource Dimensions conducted a preliminary feasibility and economic impact assessment for a liquefied natural gas (LNG) facility proposed at Bradwood Landing in Clatsop County, Oregon. The study included evaluation of a range of community and economic impacts associated with industrialization of the river, such as commercial and recreational fishery impacts, public access and impacts on the port communities of Astoria, Portland, and Vancouver, navigation on the river, real estate and tourism. Peer review was also conducted on reports prepared by the company, and testimony was presented to the County on the proposed land use zoning change required to allow construction and operation of the terminal.



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Tidal Power Economic Feasibility and Impact Assessment, Phase II. *Tacoma Power, City of Tacoma, Washington.* Resource Dimensions conducted the economic and financial feasibility analysis and other preliminary assessments for a pilot and potential future commercial array for the Tacoma Narrows in Pierce County, Washington. Work included the development of cost of energy models for pre-commercial and commercial production, calculation of rate estimates, REC market assessment, and the evaluation of economic contributions of such a project on the local and regional economy. Other tasks included working with the project team on a preliminary scoping meeting with area Tribes and various government agencies to discuss issues of interest across stakeholder groups. Phase II findings indicate that while there is sufficient power in the Tacoma Narrows for deployment of at least one site producing up to 20MWs and a possibility of additional sites, tidal power generation is not economically or technically feasible at this time. The team, commended by Tacoma Power, included colleagues from the University of Washington, Meridian Environmental, and Coast and Harbor Engineering.

Economic and Technical Feasibility Study: Proposed Marina and Fuel Services. *Skokomish Indian Tribal Enterprises.* This recently completed study examined the economic and technical feasibility of fiscal realities associated with a proposed marina and fueling operation at the Skokomish Tribe's South Hood Canal Waterfront Resort at Potlatch, Washington. It included the assessment of site attributes, determination of siting requirements, and the development of concept plans and construction cost estimates. Resource Dimensions conducted all phases of study development, research, and various financial and economic analyses for this multi-phased feasibility study. Fundamental goals of the project included assurance that analyses and consideration of potential economic development opportunities maintained sensitivity to the environmental, cultural and historical characteristics of the property and region. Aspects of the study include assessment of local and regional support for the project, market demand, development of project pro formas and revenue requirements, profit potential, job creation, regional economic impacts, the development of recommendations for suitable "Clean Marina" technologies, and product and/or service strategies. Layton & Sell carried out preliminary marina design and engineering elements.

Analysis of Agricultural Land Markets in Idaho. *Idaho Department of Lands.* Resource Dimensions assessed the regional variability in land lease trends and conditions between 2005 and 2009 for the private agricultural land lease markets in 33 Idaho counties. Study findings were used to guide IDL and the State's Land Board in determining appropriate leasing policy, rates, methods and investment strategies to assure the best beneficiary return for state trust lands leased for agriculture. Resource Dimensions assessed and reported on lease factors for cash, crop share and flexible crop share leases from 318 individuals and 492 leases. Primary data was gathered through in-person and telephone interviews, and an on-line survey. Data on lands involved, including location, the nature of existing lease terms, crops produced, land capability, buildings, water rights, and other site specific information was gathered. Multivariate statistical analysis was conducted to evaluate how lease prices and crop share percentages varied with the terms and conditions of leases. Additionally, GIS was used to aid in the development of base maps that identified the general location, lease types, regional trends, and lease values by region. Private agricultural lands across the counties included in the study were mapped using GIS and assessed using an integrated approach that included land values, soil and land capabilities, zoning data and urban growth projections to develop recommendations for potential future agricultural trust land acquisitions in the 33-county region. Finally, the Team assessed the profitability of owning or leasing agricultural land in Idaho.



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